

## \$229,900 - 1407 10045 118 Street, Edmonton

MLS® #E4431068

**\$229,900**

2 Bedroom, 1.50 Bathroom, 1,159 sqft

Condo / Townhouse on 0.00 Acres

W&A hkw&ant&win, Edmonton, AB

Enjoy stunning DOWNTOWN VIEWS from this spacious 1,159 sq.ft. AIR CONDITIONED 2-bedroom condo in GROSVENOR HOUSE with TWO parking stalls. Perfectly located just steps from the scenic Victoria Promenade, river valley trails, transit, and the best of Oliver's dining and shopping. This bright, open-concept home features a generous living and dining area with expansive east-west exposure, lots for natural light. The kitchen offers classic solid wood cabinetry, white appliances, and plenty of prep space. The large primary suite includes a 3-piece ensuite with a walk-in shower, while the second bedroom is steps from a full 4-piece bath. Roomy storage/laundry space includes built-in cabinets and A/C. Enjoy relaxing on your west-facing balcony, and benefit from TWO TITLED UNDERGROUND PARKING STALLS (#106 & #107). Grosvenor House is a well-run, pet-friendly, self-managed building with a strong sense of community. Condo fees include all utilities-heat, water, and power. A fantastic opportunity in a prime location!

Built in 1977

### Essential Information

MLS® # E4431068

Price \$229,900



Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,159
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	1407 10045 118 Street
Area	Edmonton
Subdivision	WÃ©hkwÃ©ntÃ©win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2K2

### Amenities

Amenities	Air Conditioner, Parking-Visitor, Secured Parking, Security Door, Social Rooms, Storage-In-Suite
Parking Spaces	2
Parking	Heated, Over Sized, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Hot Water, Natural Gas
# of Stories	15
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Composition
Exterior Features	Golf Nearby, Public Transportation, Shopping Nearby, View City, View

	Downtown
Roof	Tar & Gravel
Construction	Concrete, Composition
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 16th, 2025
Days on Market	4
Zoning	Zone 12
Condo Fee	\$849

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 9:31pm MDT